

10. STORMWATER MANAGEMENT:

The proposed project includes approximately 3.1 acres of new impervious area and 7.5 acres of developed area. It lies within the watershed of the Presumpscot River. The applicant submitted a stormwater management plan based on the basic, general, and flooding standards contained in Department Rules, Chapter 500. The proposed stormwater management system consists of 17 bioretention cells and a subsurface soil filter system (Stormtech system with isolator rows).

A. Basic Standards:

(1) Erosion and Sedimentation Control: The applicant submitted an Erosion and Sedimentation Control Plan (Section 14 of the application) that is based on the performance standards contained in Appendix A of Chapter 500 and the Best Management Practices outlined in the Maine Erosion and Sediment Control BMPS, which were developed by the Department. This plan and plan sheets containing erosion control details were reviewed by, and revised in response to the comments of the Division of Watershed Management (DWM) of the Bureau of Land and Water Quality (BLWQ). DWM recommended that the applicant implement a dewatering plan during construction. The plans were revised to include a dewatering plan.

Erosion control details will be included on the final construction plans and the erosion control narrative will be included in the project specifications to be provided to the construction contractor. Prior the start of construction, the applicant must conduct a pre-construction meeting to discuss the construction schedule and the erosion and sediment control plan with the appropriate parties. This meeting must be attended by the applicant's representative, Department staff, the design engineer, and the contractor.

(2) Inspection and Maintenance: The applicant submitted a maintenance plan that addresses both short and long-term maintenance requirements. This plan was reviewed by, and revised in response to the comments of DWM. The maintenance plan is based on the standards contained in Appendix B of Chapter 500. A homeowners' association will be established that will be responsible for the maintenance of all common facilities including the stormwater management system. The Declaration of Covenants and Restrictions for the association was reviewed and found to meet Department requirements. Prior to the formation of the homeowners' association, the applicant will be responsible for all such maintenance

The applicant submitted a draft service contract for the ongoing maintenance of the stormwater management system. Prior to occupancy of the first new building, the applicant must submit a copy of an executed long-term maintenance contract (minimum of 5 years and renewable) for the on-going maintenance of the stormwater control structures to the BLWQ. Storm sewer grit and sediment materials removed from

stormwater control structures during maintenance activities must be disposed of in compliance with the Department's Solid Waste Management Rules.

(3) Housekeeping: The proposed project will comply with the performance standards outlined in Appendix C of Chapter 500.

Based on DWM's review of the erosion and sedimentation control plan and the maintenance plan, the Department finds that the proposed project meets the Basic Standards contained in Chapter 500(4)(A).

B. General Standard: The applicant's stormwater management plan includes general treatment measures that will mitigate for the increased frequency and duration of channel erosive flows due to runoff from smaller storms, provide for effective treatment of pollutants in stormwater, and mitigate potential temperature impacts. This mitigation is being achieved by using Best Management Practices (BMP) that will control runoff from no less than 95% of the impervious area and no less than 80% of the developed area.

The stormwater management system proposed by the applicant was reviewed by, and revised in response to, comments from DWM. After a final review, DWM commented that the proposed stormwater management system is designed in accordance with the Chapter 500 General Standard. DWM recommended that the installation of the stormwater system be inspected by the applicant's design engineer or other qualified professional. Upon completion of the system, the applicant must submit written certification to the BLWQ that it was installed in accordance with the approved plans.

Based on the stormwater system's design and DWM's review, the Department finds that the applicant has made adequate provision to ensure that the proposed project will meet the Chapter 500, Basic and General Standards.

C. Flooding Standard:

The applicant is not proposing a formal stormwater management system to detain stormwater from 24-hour storms of 2-, 10-, and 25-year frequency. Instead, since the project site is located adjacent to the Presumpscot River, the applicant requested a waiver from the flooding standard pursuant to Department Rules, Chapter 500(4)(E)(2)(a). DWM commented that, given the site's location and watershed, the proposed system is eligible to receive a waiver from the flooding standard.

Based on the system's design and DWM's review, the Department finds that the applicant has demonstrated that the Chapter 500, Flooding Standard for peak flow from the project site, and channel limits and runoff areas, may be waived for the proposed project.

11. GROUNDWATER:

The project site is not located over a mapped sand and gravel aquifer. The proposed project does not propose any withdrawal from, or discharge to, the groundwater.

The applicant received a Voluntary Response Action Program (VRAP) permit from the Department's Bureau of Remediation and Waste Management, dated November 9, 2005, to conduct remedial actions on the site. Any special or hazardous wastes encountered during site development will be disposed of in accordance with the standards and regulations outlined in the VRAP permit.

The Department finds that the proposed project will not have an unreasonable adverse effect on ground water quality.

12. WATER SUPPLY:

When completed, the proposed project is anticipated to use 17,010 gallons of water per day. Water will be supplied by the Portland Water District. The applicant submitted a letter from the District, dated March 16, 2007, indicating that it will be capable of servicing this project.

The Department finds that the applicant has made adequate provision for securing and maintaining a sufficient and healthful water supply.

13. WASTEWATER DISPOSAL:

When completed, the proposed project is anticipated to discharge 17,010 gallons of wastewater per day to the Portland Water District's wastewater treatment facility located in Westbrook. The applicant proposes to construct a sewer pump station that will be owned and operated by the Portland Water District. The applicant submitted a letter from the Portland Water District, dated March 16, 2007, stating that the Westbrook facility will accept these flows. This project was reviewed by the Division of Water Quality Management of the Bureau of Land and Water Quality (DWQM), which commented that the Portland Water District's Westbrook facility has the capacity to treat these flows and is operating in compliance with the water quality laws of the State of Maine.

Based on DWQM's comments, the Department finds that the applicant has made adequate provision for wastewater disposal at a facility that has the capacity to ensure satisfactory treatment.

14. SOLID WASTE:

When completed, the proposed project is anticipated to generate 110 tons of household solid waste per year. All general solid wastes from the proposed project will be disposed

of at EcoMaine, which is currently in substantial compliance with the Solid Waste Management Regulations of the State of Maine.

The proposed project will generate a minimal amount of stumps and grubblings. All stumps and grubblings generated will be processed on site, with the remainder to be either worked into the soil or utilized as an erosion control measure, in compliance with Solid Waste Management Regulations of the State of Maine.

The proposed project will generate approximately 920 tons of construction debris and demolition debris. The construction and demolition debris generated will be disposed of at either Plan-It Recycling in Gorham or Riverside Recycling in Portland, both of which are currently in substantial compliance with the Solid Waste Management Regulations of the State of Maine.

Based on the above information, the Department finds that the applicant has made adequate provision for solid waste disposal.

15. FLOODING:

The applicant submitted a Conditional Letter of Map Revision from the Federal Emergency Management Agency, dated May 8, 2007. Based on this letter, the proposed project is not located within the 100-year floodway of any river or stream.

The Department finds that the proposed project is unlikely to cause or increase flooding or cause an unreasonable flood hazard to any structure.

16. WETLAND IMPACTS:

The applicant proposes to alter approximately 4,800 square feet of a waterbody to remove an existing abandoned mill building and restore the bank of the Presumpscot River. The applicant also proposes to fill 740 square feet of an artificially-created drainage channel and construct stormwater outfalls within 75 feet of the river.

The Department's Wetlands and Waterbodies Protection Rules, Chapter 310, require the applicant to meet the following standards:

A. Avoidance. No activity may be permitted if there is a practicable alternative to the project that would be less damaging to the environment. Each application for a Natural Resources Protection Act permit must provide an analysis of alternatives in order to demonstrate that a practicable alternative does not exist. The applicant submitted an alternative analysis for the proposed project completed by Northeast Civil Solutions. The applicant's original plan included leaving the mill building's wall and then filling in behind it. The proposed project, removing the wall and restoring the river bank in this

location, represents less environmental impact. The applicant proposes to remove the debris from the edge of the river and grade the area to create a stable slope.

B. Minimal Alteration. The amount of waterbody and wetland to be altered must be kept to the minimum amount necessary for meeting the overall purpose of the project. The applicant stated that the fill within the river is necessary in order to create a stable, vegetated slope after removal of the mill building. The existing mill building is constructed on piles over a portion of the river. The proposed project includes removal of the building, and the restoration of 28,680 square feet of river bank and approximately 2,165 square feet of floodplain downstream of the existing hydro-electric dam.

C. Compensation. Given the existing developed nature of the project site, compensation is not required to achieve the goal of no net loss of wetland and waterbody functions and values. The proposed project is expected to have a positive effect on the quality of the site's stormwater runoff. The removal of the mill building and the restoration of the river bank will allow for the cooling of the runoff to avoid thermal impacts, and site remediation under the VRAP permit will result in the removal of multiple sources of pollution that currently exist on site. The additional flood plain storage area created by the removal of the building and restoration of the river bank is approximately equivalent in volume to the fill proposed in the river.

The Department finds that the applicant has avoided and minimized wetland and waterbody impacts to the greatest extent practicable, and that the proposed project represents the least environmentally damaging alternative that meets the overall purpose of the project.

BASED on the above findings of fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S.A. Sections 480-A et seq. and Section 401 of the Federal Water Pollution Control Act:

- A. The proposed activity will not unreasonably interfere with existing scenic, aesthetic, recreational, or navigational uses.
- B. The proposed activity will not cause unreasonable erosion of soil or sediment.
- C. The proposed activity will not unreasonably inhibit the natural transfer of soil from the terrestrial to the marine or freshwater environment.
- D. The proposed activity will not unreasonably harm any significant wildlife habitat, freshwater wetland plant habitat, threatened or endangered plant habitat, aquatic habitat, travel corridor, freshwater, estuarine, or marine fisheries or other aquatic life.

- E. The proposed activity will not unreasonably interfere with the natural flow of any surface or subsurface waters.
- F. The proposed activity will not violate any state water quality law including those governing the classifications of the State's waters.
- G. The proposed activity will not unreasonably cause or increase the flooding of the alteration area or adjacent properties.
- H. The proposed activity is not on or adjacent to a sand dune.
- I. The proposed activity is not on an outstanding river segment as noted in 38 M.R.S.A. Section 480-P.

BASED on the above findings of fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S.A. Sections 481 et seq.:

- A. The applicant has provided adequate evidence of financial capacity and technical ability to develop the project in a manner consistent with state environmental standards.
- B. The applicant has made adequate provision for fitting the development harmoniously into the existing natural environment and the development will not adversely affect existing uses, scenic character, air quality, water quality or other natural resources in the municipality or in neighboring municipalities provided the buffer adjacent to the Presumpscot River is marked and protected as described in Finding 6 and any rock crusher is operated as described in Finding 9.
- C. The proposed development will be built on soil types which are suitable to the nature of the undertaking and will not cause unreasonable erosion of soil or sediment nor inhibit the natural transfer of soil.
- D. The proposed development meets the standards for storm water management in Section 420-D and the standard for erosion and sedimentation control in Section 420-C provided a pre-construction meeting is held and inspections of the stormwater system are conducted as described in Finding 10.
- E. The proposed development will not pose an unreasonable risk that a discharge to a significant groundwater aquifer will occur.
- F. The applicant has made adequate provision of utilities, including water supplies, sewerage facilities, solid waste disposal and roadways required for the development and the development will not have an unreasonable adverse effect on the existing or proposed utilities and roadways in the municipality or area served by those services.

- G. The activity will not unreasonably cause or increase the flooding of the alteration area or adjacent properties nor create an unreasonable flood hazard to any structure.

THEREFORE, the Department APPROVES the application of H.R.C. – Village at Little Falls, L. L. C. to construct an 85-unit condominium development as described in Finding 1 in Windham, Maine, SUBJECT TO THE FOLLOWING CONDITIONS and all applicable standards and regulations:

1. The Standard Conditions of Approval, a copy attached.
2. In addition to any specific erosion control measures described in this or previous orders, the applicant shall take all necessary actions to ensure that its activities or those of its agents do not result in noticeable erosion of soils or fugitive dust emissions on the site during the construction and operation of the project covered by this approval.
3. Severability. The invalidity or unenforceability of any provision, or part thereof, of this License shall not affect the remainder of the provision or any other provisions. This License shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.
4. The applicant or other responsible party shall, within three months of the expiration of each five-year interval from the date of this Order, submit a report certifying that the items listed in Department Rules, Chapter 500, Appendix B(4) have been completed in accordance with the approved plans.
5. Prior the start of construction, the applicant shall conduct a pre-construction meeting. This meeting shall be attended by the applicant's representative, Department staff, the design engineer, and the contractor
6. Prior to occupancy, the location of the buffer adjacent to the Presumpscot River shall be permanently marked on the ground.
7. The deed for the common area shall contain deed restrictions relative to the buffer and have attached to it a plot plan for the area, drawn to scale, that specifies the location of the buffer. Prior to occupancy of any new building, the applicant shall submit a copy of the recorded deed restrictions, including the plot plan, to the BLWQ.
8. If a rock crusher will be utilized on site during construction, the applicant shall insure that the crusher is licensed by the Department's Bureau of Air Quality and is being operated in accordance with that license.

9. Prior to occupancy of any new building, the applicant shall submit a copy of an executed long-term maintenance contract (minimum of 5 years and renewable) for the on-going maintenance of the stormwater control structures to the BLWQ.
10. The installation of the stormwater system shall be inspected by the applicant's design engineer or other qualified professional. Upon completion of the system, the applicant shall submit written certification to the BLWQ that it was installed in accordance with the approved plans

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED AT AUGUSTA, MAINE, THIS 26TH DAY OF JULY, 2007.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

By:

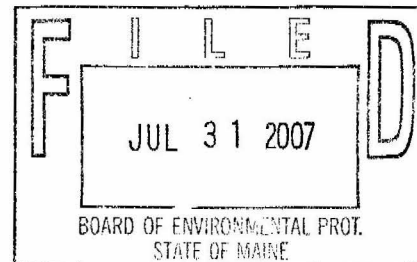

DAVID P. LITTELL, COMMISSIONER

PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES

Date of initial receipt of application March 27, 2007

Date of application acceptance April 5, 2007

Date filed with Board of Environmental Protection
MR/ATS#64978&64979/L23637AN&BN



SITE LOCATION OF DEVELOPMENT (SITE)
STANDARD CONDITIONS

STRICT CONFORMANCE WITH THE STANDARD AND SPECIAL CONDITIONS OF THIS APPROVAL
IS NECESSARY FOR THE PROJECT TO MEET THE STATUTORY CRITERIA FOR APPROVAL.

1. This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals and supporting documents is subject to the review and approval of the Board prior to implementation. Further subdivision of proposed lots by the applicant or future owners is specifically prohibited, without prior approval by the Board of Environmental Protection, and the applicant shall include deed restrictions to this effect.
2. The applicant shall secure and comply with all applicable Federal, State and local licenses, permits, authorizations, conditions, agreements, and orders, prior to or during construction and operation as appropriate.
3. The applicant shall submit all reports and information requested by the Board or Department demonstrating that the applicant has complied or will comply with all conditions of this approval. All preconstruction terms and conditions must be met before construction begins.
4. Advertising relating to matters included in this application shall refer to this approval only if it notes that the approval has been granted WITH CONDITIONS, and indicates where copies of those conditions may be obtained.
5. Unless otherwise provided in this approval, the applicant shall not sell, lease, assign or otherwise transfer the development or any portion thereof without prior written approval of the Board where the purpose or consequence of the transfer is to transfer any of the obligations of the developer as incorporated in this approval. Such approval shall be granted only if the applicant or transferee demonstrates to the Board that the transferee has the technical capacity and financial ability to comply with conditions of this approval and the proposals and plans contained in the application and supporting documents submitted by the applicant.
6. If the construction or operation of the activity is not begun within two years, this approval shall lapse and the applicant shall reapply to the Board for a new approval. The applicant may not begin construction or operation of the development until a new approval is granted. Reapplications for approval shall state the reasons why the development was not begun within two years from the granting of the initial approval and the reasons why the applicant will be able to begin the activity within two years from the granting of a new approval, if granted. Reapplications for approval may include information submitted in the initial application by reference.
7. If the approved development is not completed within five years from the date of the granting of approval, the Board may reexamine its approval and impose additional terms or conditions or prescribe other necessary corrective action to respond to significant changes in circumstances which may have occurred during the five-year period.
8. A copy of this approval must be included in or attached to all contract bid specifications for the development.
9. Work done by a contractor pursuant to this approval shall not begin before the contractor has been shown by the developer a copy of this approval.

(2/81)/Revised November 1, 1979



NATURAL RESOURCE PROTECTION ACT (NRPA) STANDARD CONDITIONS

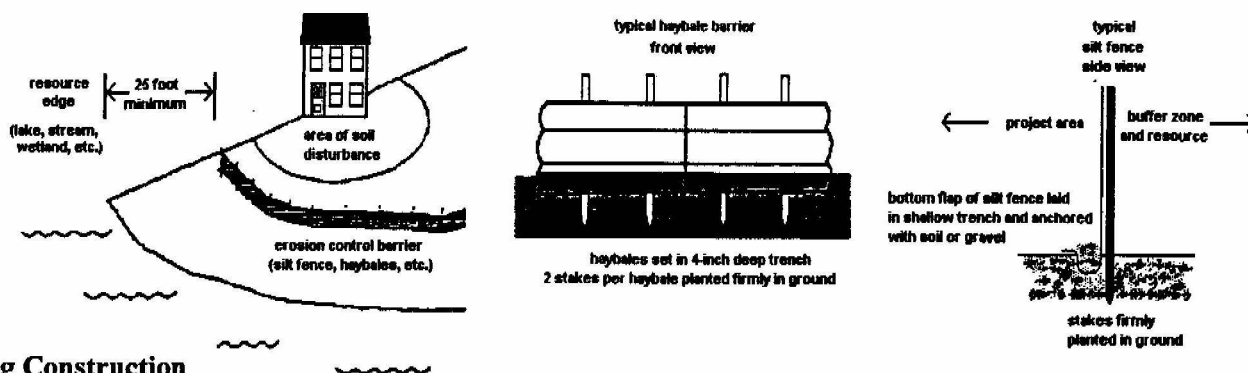
THE FOLLOWING STANDARD CONDITIONS SHALL APPLY TO ALL PERMITS GRANTED UNDER THE NATURAL RESOURCE PROTECTION ACT, TITLE 38, M.R.S.A. SECTION 480-A ET.SEQ. UNLESS OTHERWISE SPECIFICALLY STATED IN THE PERMIT.

- A. **Approval of Variations From Plans.** The granting of this permit is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents is subject to review and approval prior to implementation.
- B. **Compliance With All Applicable Laws.** The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
- C. **Erosion Control.** The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site during the construction and operation of the project covered by this Approval.
- D. **Compliance With Conditions.** Should the project be found, at any time, not to be in compliance with any of the Conditions of this Approval, or should the applicant construct or operate this development in any way other the specified in the Application or Supporting Documents, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to have been violated.
- E. **Initiation of Activity Within Two Years.** If construction or operation of the activity is not begun within two years, this permit shall lapse and the applicant shall reapply to the Board for a new permit. The applicant may not begin construction or operation of the activity until a new permit is granted. Reapplications for permits shall state the reasons why the applicant will be able to begin the activity within two years form the granting of a new permit, if so granted. Reapplications for permits may include information submitted in the initial application by reference.
- F. **Reexamination After Five Years.** If the approved activity is not completed within five years from the date of the granting of a permit, the Board may reexamine its permit approval and impose additional terms or conditions to respond to significant changes in circumstances which may have occurred during the five-year period.
- G. **No Construction Equipment Below High Water.** No construction equipment used in the undertaking of an approved activity is allowed below the mean high water line unless otherwise specified by this permit.
- H. **Permit Included In Contract Bids.** A copy of this permit must be included in or attached to all contract bid specifications for the approved activity.
- I. **Permit Shown To Contractor.** Work done by a contractor pursuant to this permit shall not begin before the contractor has been shown by the applicant a copy of this permit.

Erosion Control

Before Construction

1. If you have hired a contractor, make sure you have discussed your permit with them. Talk about what measures they plan to take to control erosion. Everybody involved should understand what the resource is and where it is located. Most people could identify the edge of a lake or a river. The edges of wetlands, however, are often not obvious. Your contractor may be the person actually pushing dirt around but you are both responsible for complying with the permit.
2. Call around and find sources for your erosion controls. You will probably need silt fence, hay bales and grass seed or conservation mix. Some good places to check are feed stores, hardware stores, landscapers and contractor supply houses. It is not always easy to find hay or straw during late winter and early spring. It may also be more expensive during those times of year. Plan ahead. Purchase a supply early and keep it under a tarp.
3. Before any soil is disturbed, make sure an erosion control barrier has been installed. The barrier can be either a silt fence, a row of staked hay bales, or both. Use the drawings below as a guide for correct installation and placement. The barrier should be placed as close as possible to the activity.
4. If a contractor is installing the barrier, double check it as a precaution. Erosion control barriers should be installed "on the contour", meaning at the same level along the land slope, whenever possible. This keeps stormwater from flowing to the lowest point of the barrier where it builds up and overflows or destroys it.



During Construction

1. Use lots of hay or straw mulch on disturbed soil. The idea behind mulch is to prevent rain from striking the soil directly. It is the force of raindrops striking the soil that causes a lot of erosion. More than 90% of erosion is prevented by keeping the soil covered.
2. Inspect your erosion control barriers frequently. This is especially important after a rainfall. If there is muddy water leaving the project site, then your erosion controls are not working as intended. In that situation, stop work and figure out what can be done to prevent more soil from getting past the barrier.

After Construction

1. After the project is complete, replant the area. All ground covers are not equal. For instance, a mix of creeping red fescue and Kentucky bluegrass is a good choice for lawns and other high maintenance areas. The same mix would not be a good choice for stabilizing a road shoulder or a cut bank that you don't intend to mow.
2. If you finish your project after September 15, then do not spread grass seed. There is a very good chance that the seed will germinate and be killed by a frost before it has a chance to become established. Instead, mulch the site with a thick layer of hay or straw. In the spring, rake off the mulch and seed the area. Don't forget to mulch again to hold in moisture and prevent the seed from washing away.
3. Keep your erosion control barrier up and maintained until the area is permanently stabilized.

VIL_RESP01495

Town of Windham

Planning Department
8 School Road
Windham, ME 04062

voice 207.892.1902

fax 207.892.1916

October 25, 2007

HRC Village at Little Falls
Attn: Steve Etzel
2 Market Street
Portland, Maine 04102

Dear Mr. Etzel:

I am writing to confirm the Planning Board's approval of the Village at Little Falls application for the property located at 7 and 13 Depot Street, identified on Tax Map: 38, Lots: 6, 7, Zone: Little Falls Contract Zone.

For your records, the Planning Board voted four (4) to zero (0) to approve the subdivision plan application with conditions. The motion was made by Dave Nadeau and seconded by Keith Williams.

Enclosed, please find the findings of fact and conclusions and conditions of approval.

Sincerely,



Brooks More, AICP
Director of Planning

Enclosure: Findings of Fact and Conclusions

FINDINGS OF FACT

A. POLLUTION AND SEWERAGE DISPOSAL

- The project will be connected to the public sewer and water system. As a result, it will not produce an undue amount of pollution.

B. WATER

- The Portland Water District confirmed its capacity to serve the project in a letter dated March 16, 2007.

C. SOIL EROSION

- The project received a Site Location of Development Act Permit and a Natural Resources Protection Act permit from the Maine Department of Environmental Protection (MDEP) on July 26, 2007. The permit numbers have been added to the plans.
- The applicant has received approval from the MDEP to meet the quality, but not quantity standards of Stormwater Management Law. The "beat-the-peak" method to stormwater discharge is appropriate for this site's proximity to the river.
- Larry Bastian, P.E. of Gorrill-Palmer Consulting Engineers performed the peer review of the stormwater, soil and erosion control plans. Bastian's initial comments can be found in the attached letter dated July 5th, 2007. Based on subsequent revisions to the plans, Bastian submitted a second letter dated August 3, 2007 which found that the plans meet the Town of Windham's ordinances.
- A storm drain pipe running from Depot Street to the Presumscott River has been identified on this site. The exact course of the buried pipe will not be known until site work commences. It does appear from die tests that the pipe runs under the existing mill building and discharges somewhere in the river. Since the pipe will be disturbed during the construction phase of the project, the Town has contracted with Pine Tree Engineering to create a plan for replacement of the pipe. At this time, the Town is awaiting the results of this study.

D. TRAFFIC

- The traffic study prepared by William J. Bray, P.E. concluded that the project will not require an MDOT Traffic Movement Permit, that there are no high-crash locations in the area, that the project will not decrease the level of service of the intersections in the study area, and that adequate sight distance exists at the proposed driveways.
- A peer review of the traffic study was conducted by Gorrill-Palmer Consulting Engineers, Inc. in a letter dated July 5, 2007. The review found that the study was completed in accordance with industry standard practices.
- The peer review listed five comments for consideration. Bill Bray, P.E. provided additional information on August 11, 2007 in response to the peer review comments. Gorrill-Palmer concluded in a letter dated August 15, 2007 that a left turn lane is not warranted at the intersection of Depot Street and River Road.

E. SEWERAGE

- The project will connect to the public sewer system.
- The Portland Water District will review and approve the final sewer system designs.
- In letter dated March 16, 2007, the Portland water District confirmed its ability to serve the project once improvements have been completed. These improvements are currently under construction, and are anticipated to be completed at the end of 2007.
- The Portland Water District will assume responsibility for the wastewater collection system.

- A pump station will be constructed as part of this project. The pump station will replace the Windham Fire Pump and the Androscoggin Street Pump Station.

F. SOLID WASTE

- Solid Waste will be the responsibility of Home Owners Association.

G. AESTHETICS

- A letter from the Maine Department of Conservation dated December 12, 2005 has confirmed that no rare botanical features have been documented in the project area.
- A letter from the Maine IF&W dated January 17, 2006 confirmed that no endangered fish species or habitat exists in the vicinity of the project.
- A letter from the Maine Historic Preservation Commission dated June 27, 2007 confirmed that there will be no historic or archaeological properties affected by the proposed development.
- The applicant received approval from the MDEP a Voluntary Response Action Program No Action Assurance Letter on November 9, 2005. The letter agreed with the applicant's proposed contamination mitigation plan. The plan included the removal and/or containment of soils contaminated by petroleum and PCBs.

H. CONFORMITY WITH LOCAL PLANS AND ORDINANCES

- Comprehensive Plan:
 - The project is located within the South Windham Growth Area as depicted on the 2003 Future Land Use Map. The project also falls under Chapter 1, Section H, Subsection 6 that states, "A portion of South Windham, directly across the Presumscott River from Gorham, should be designated as a growth area..."
- Land Use Ordinances:
 - The application meets the standards of the Village at Little Falls Contract Zone Agreement. In particular, all of the proposed uses in the proposed subdivision are listed in the uses permitted by the contract zone. As a result, the Village at Little Falls subdivision application is governed by, and only by, the standards of the Village at Little Falls Contract Zone.
 - Community Facilities Impact Analysis:
 - The applicant's analysis finds that the improvements to the site (removal of derelict mill building and pump station construction), increase in property taxes, off-site improvements to Depot Street, and recreation fees will offset the increase of 8 students in the school system.
- Others:
 - Fire Department: The Fire Department submitted a memo dated August 10, 2007. The memo confirmed that the turning radii within the development have been adequately designed for emergency vehicle movement. In addition, the memo stated the following:
 - The Department's objection to additional speed bumps on the SAPPI access drive,
 - Snow removal around the fire hydrants should be performed by the Condominium Association (language was added to the Condo Association documents),
 - On-street parking should be restricted (a condition of approval has been added).

I. FINANCIAL AND TECHNICAL CAPACITY

- The applicant has submitted documents of financial and technical capacity.

J. RIVER, STREAM OR BROOK IMPACTS

- The project site is adjacent to the Presumscott River. The project has been designed to treat the quality of water discharged into the river. See Section C. Soil Erosion, above.
- The stormwater management plan calls for water to be discharged to the river prior to flood stage. The beat-the-peak method is appropriate for a site adjacent next to the river.
- The applicant received a Conditional Letter of Map Revision for Fill (CLOMR-F) from the Federal Emergency Management Agency (FEMA) on May 8, 2007. The map revision will amend the flood rate maps once the as-builds for the project are submitted to FEMA.

CONCLUSIONS

1. The proposed subdivision **will not** result in undue water or air pollution.
2. The proposed subdivision **has** sufficient water available for the reasonably foreseeable needs of the site plan.
3. The proposed subdivision **will not** cause an unreasonable burden on an existing water supply.
4. The proposed subdivision **will not** cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.
5. The proposed subdivision **will not** cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed.
6. The proposed subdivision **will** provide for adequate sewage waste disposal.
7. The proposed subdivision **will not** cause an unreasonable burden on the municipality's ability to dispose of solid waste.
8. The proposed subdivision **will not** have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.
9. The proposed subdivision **conforms** with a duly adopted site plan regulation or ordinance, comprehensive plan, development plan, or land use plan.
10. The developer **has** adequate financial and technical capacity to meet the standards of this section.
11. The proposed subdivision **is** situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, Chapter 3, subchapter I, article 2-B M.R.S.A.
12. The proposed subdivision **will not** alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.
13. The proposed subdivision **is** situated entirely or partially within a floodplain.
14. All freshwater wetlands within the proposed subdivision **have** been identified on the plan.
15. Any river, stream, or brook within or abutting the subdivision **has** been identified on any maps submitted as part of the application.
16. The proposed subdivision **will** provide for adequate storm water management.
17. If any lots in the proposed subdivision have shore frontage on a river, stream, brook, or great pond as these features are defined in Title 38, section 480-B, none of the lots created within the subdivision **has** a lot depth to shore frontage ratio greater than 5 to 1.
18. ~~The long-term cumulative effects of the proposed subdivision will/will not unreasonably increase a great pond's phosphorus concentration during the construction phase and life of the proposed subdivision.~~
19. ~~For any proposed subdivision that crosses municipal boundaries, the proposed subdivision will not cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality in which part of the subdivision is located.~~
20. Timber on the parcel being subdivided **has not** been harvested in violation of rules adopted pursuant to Title 12, section 8869, subsection 14 M.R.S.A.

Town of Windham

Planning Department
8 School Road
Windham, ME 04062

voice 207.892.1902

fax 207.892.1916

October 25, 2007

HRC Village at Little Falls
Attn: Steve Etzel
2 Market Street
Portland, Maine 04102

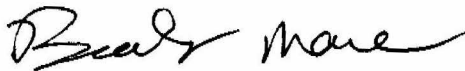
Dear Mr. Etzel:

I am writing to confirm the Planning Board's approval of the Village at Little Falls application for the property located at 7 and 13 Depot Street, identified on Tax Map: 38, Lots: 6, 7, Zone: Little Falls Contract Zone.

For your records, the Planning Board voted four (4) to zero (0) to approve the subdivision plan application with conditions. The motion was made by Dave Nadeau and seconded by Keith Williams.

Enclosed, please find the findings of fact and conclusions and conditions of approval.

Sincerely,



Brooks More, AICP
Director of Planning

Enclosure: Findings of Fact and Conclusions

FINDINGS OF FACT

A. POLLUTION AND SEWERAGE DISPOSAL

- The project will be connected to the public sewer and water system. As a result, it will not produce an undue amount of pollution.

B. WATER

- The Portland Water District confirmed its capacity of serve the project in a letter dated March 16, 2007.

C. SOIL EROSION

- The project received a Site Location of Development Act Permit and a Natural Resources Protection Act permit from the Maine Department of Environmental Protection (MDEP) on July 26, 2007. The permit numbers have been added to the plans.
- The applicant has received approval from the MDEP to meet the quality, but not quantity standards of Stormwater Management Law. The "beat-the-peak" method to stormwater discharge is appropriate for this site's proximity to the river.
- Larry Bastian, P.E. of Gorrill-Palmer Consulting Engineers performed the peer review of the stormwater, soil and erosion control plans. Bastian's initial comments can be found in the attached letter dated July 5th, 2007. Based on subsequent revisions to the plans, Bastion submitted a second letter dated August 3, 2007 which found that the plans meet the Town of Windham's ordinances.
- A storm drain pipe running from Depot Street to the Presumscott River has been identified on this site. The exact course of the buried pipe will not be known until site work commences. It does appear from die tests that the pipe runs under the existing mill building and discharges somewhere in the river. Since the pipe will be disturbed during the construction phase of the project, the Town has contracted with Pine Tree Engineering to create a plan for replacement of the pipe. At this time, the Town is awaiting the results of this study.

D. TRAFFIC

- The traffic study prepared by William J. Bray, P.E. concluded that the project will not require an MDOT Traffic Movement Permit, that there are no high-crash locations in the area, that the project will not decrease the level of service of the intersections in the study area, and that adequate sight distance exists at the proposed driveways.
- A peer review of the traffic study was conducted by Gorrill-Palmer Consulting Engineers, Inc. in a letter dated July 5, 2007. The review found that the study was completed in accordance with industry standard practices.
- The peer review listed five comments for consideration. Bill Bray, P.E. provided additional information on August 11, 2007 in response to the peer review comments. Gorrill-Palmer concluded in a letter dated August 15, 2007 that a left turn lane is not warranted at the intersection of Depot Street and River Road.

E. SEWERAGE

- The project will connect to the public sewer system.
- The Portland Water District will review and approve the final sewer system designs.
- In letter dated March 16, 2007, the Portland water District confirmed its ability to serve the project once improvements have been completed. These improvements are currently under construction, and are anticipated to be completed at the end of 2007.
- The Portland Water District will assume responsibility for the wastewater collection system.